



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider initiating the **annexation/reorganization** proceedings for Bennett and **Compton** Addition located south of the W.I.D. canal, west of Lilac Street, north of the City limits line and east of Woodhaven Lane.

**MEETING DATE:** March 4, 1992

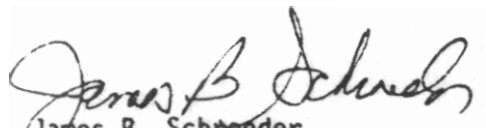
**PREPARED BY:** **Community** Development Director

**RECOMMENDED ACTION:** That the City Council consider initiating the **annexation/reorganization** proceedings for the Bennett and **Compton** Addition located south of the W.I.D. canal, west of Lilac Street, north of the City limits line and east of **Woodhaven** Lane.

**BACKGROUND INFORMATION:** The proposed Bennett and **Compton** Addition **encompasses** 3 parcels in one ownership and contains **9.4** acres.

At its meeting of **November** 20, **1991** the City Council introduced Ordinance No. **1539** which **rezoned** the proposed annexation to **R-GA**, Garden Apartment **Residential** which is consistent with the General Plan. The rezoning is required by the San Joaquin Local Agency Formation **Commission** as the first step in the **annexation/reorganization** process.

**FUNDING:** Application fees

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED: 

THOMAS A. PETERSON  
City Manager



JUSTIFICATION OF PROPOSAL  
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
c/o Gerald E. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

Phone: (209) 468-3198

Date: November 26, 1991

The undersigned, on behalf of the proponents of the subject proposal, hereby  
gave notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> annex territory to an agency	<input checked="" type="checkbox"/> detach territory from an agency
<input type="checkbox"/> form a district	<input type="checkbox"/> consolidate existing agencies	<input type="checkbox"/> dissolve a district
<input type="checkbox"/> incorporate a city	<input type="checkbox"/> annex territory to an agency	<input checked="" type="checkbox"/> detach territory from an agency

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
  2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's Office.
  3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" x 11" which is the most preferable size and shall be no larger than 18" x 26").
  4. Filing and processing fees in accordance with LAFCO fee schedule.
- The following persons (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

(Name)	(Address)	(Phone)
Bennett & Compton	P.O. Box 1597, Lodi, CA 95241-1597	(209) 334-6385
Alice Reimche	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No
5. Land area affected: Square miles .014 Acres 9.4
6. Population in subject area: 0 Number of registered voters: 0
7. Registered voter density (per acre): 0 Number of dwelling units: 0
8. Estimate of population increase in next 10 years: Approximately 494 persons.
9. Present land use of **subject** area: Agriculture.
10. What **is** the intended development of this area: Medium density apartment complex of up to 20 units per acre.
11. present zoning: GA - General Agriculture.
12. Describe **proposed** zoning changes: The area will be zoned as R-GA. Residential Garden Apartments
13. Assessed value of land: \$ 364.138
14. Assessed value of improvements \$ None
15. Value of publicly owned land in area: \$ None
16. Governmental services required by this proposal which are not presently available: Lodi City sewer, water, storm drainage, and City police and fire protection.
17. What alternative **measures** would provide **services** listed in Item 16 above? Private well and septic tank, Woodbridge Rural County Fire District and County Sheriff
18. What **modifications** must be made to existing utility and governmental facilities to provide services initiated by this **proposal**? Extensions of sewer, water, storm drainage and electrical lines along with extensions of streets, curbs, gutters and sidewalks.
19. What **approximate costs** will be incurred in accomplishing requirements of Item 18 above? Information is not available.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the development of any structures.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

CITY COUNCIL

DAVID M. HINCHMAN, Mayor  
JAMES W. PINKERTON, II  
Mayor Pro Tempore

PHILLIP A. PENNINO

JACK A. SIEGLOCK

JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

(209) 334-5634

FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

808 McNATT  
City Attorney

November 27, 1991

Mr. Gerald Scott, Executive Director  
LAFCO of San Joaquin County  
1810 East Hazelton Avenue  
Stockton, CA 95205

**SUBJECT: Bennett and Compton Addition - City Service Plan and Prime  
Agricultural Conversion Statement**

## CITY SERVICE PLAN

### Enumeration of Services

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Natural gas is provided by P.G. & E., and Pacific Bell provides local telephone service.

### Level and Range of Service

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located at the south-east of the property in Lilac St. (6' SS, 8' W, 24' SD), and to the south-west of the property in Woodhaven Ln. (6' SS, 10' W, 18' SD). There is an existing park (Henry A. Graves Jr. Park)/storm drainage basin approximately one half mile to the south that will serve the area. Electricity, natural gas and telephone service are available to the property.

### Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

### Improvements

When the property is developed, the developer will be required to make any necessary utility extensions. This will include the following:

1. Sanitary sewer - no major extensions required. Internal lines only.
2. Water - no major extensions required. **Loop 8"** internal lines through the property.
3. Storm Drainage - no major extensions required. Internal lines only.
4. Streets - full street improvements on Lilac St. and **Woodhaven Ln.**, including curbs, gutter, sidewalks and pavement widening.

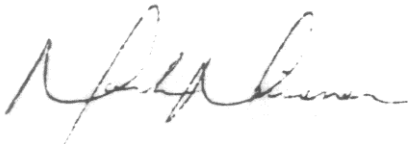
### Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

### Statement on the Conversion of Prime Agricultural Land

Development of the Bennett and Compton property will result in the conversion of **9.4 acres** of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct development toward non-prime agricultural land.

The Bennett and Compton property is a reasonable extension of the existing City limits. The property abuts the existing City limits on its south end. The property fronts on Woodhaven Lane and Lilac Street, and can be easily served by City utilities. The property is within the General Plan boundaries of the City and the city's utility system has been designed to serve the project area.



MARK MEISSNER  
Junior Planner

**BENNETT / COMPTON ADDITION  
REORGANIZATION**

10.0 ± ACRES

**BENNETT / COMPTON  
ADDITION  
REORGANIZATION**

R=1040' L=246'±  
R=960' L=169'±

WOOD'S SCHOOL

CITY

P.O.B.  
Lodi City Limits

WOODLAKE CT

EILERS LANE

SACRAMENTO RIVER

Lodi City Limits

SCALE 1"=200'

BENNETT/COMPTON  
ADDITION  
REORGANIZATION

$$R = 1040' \quad L = 246' \pm$$
$$R = 960' \quad L = 169' \quad \pm$$

WOOD'S  
SCHOOL

Lodi City  
Limits

P.O.B. -  
Lodi City Limits

C 1 7 4

0

EILERS      LANG

WOODLANE CT

51

SCALE 1"=200

TIME 2

2045

Civil Engineer 3514

323 West Elm Street  
Lodi, California 95240



SAUMBACH & PIAZZA, INC.

Phone (209) 368-6618

LEGAL DESCRIPTION  
BENNETT/COMPTON ANNEXATION TO LODI

A portion of the Northwest quarter of the Southeast quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California and being more, particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Southeast quarter being the Northwest corner of the Eilers Annexation to the City of Lodi as described in City of Lodi Resolution 81-100; thence along the North line of said Eilers Annexation North  $88^{\circ} 28' 22''$  West, 450.92 feet to the East line of Lilac Street; thence along said East line North  $10^{\circ} 37' 23''$  East, 312.32 feet; thence North  $78^{\circ} 46' 30''$  West, 269.35 feet; thence North  $11^{\circ} 36' 30''$  East, 20.0 feet; thence North  $78^{\circ} 40' 30''$  West, 15.0 feet; thence North  $11^{\circ} 36' 30''$  East, 298.58 feet; thence South  $78^{\circ} 44' 30''$  East, 220.00 feet to the West line of Lilac Street; thence along said West line North  $11^{\circ} 36'$  East, 224.20 feet; thence along the South line of the Woodbridge Irrigation right-of-way South  $56^{\circ} 30'$  West, 26.33 feet to a point of the original West line of Lilac Street; thence South  $67^{\circ} 30'$  West, 740.91 feet to the intersection of the South line of said right-of-way and the West line of said Southeast quarter; thence North 49.65 feet; thence along the South line of the Woodbridge Irrigation District right-of-way South  $67^{\circ} 17'$  West, 76.97 feet; thence along the West line of Chestnut Street, South 184.91 feet; thence along a curve to the left having a radius of 1040 feet; a central angle of  $10^{\circ} 05' 04''$  and an arc length of 183.35 feet to a point of reverse curvature; thence along a curve to the right having a radius of 960 feet, a central angle of  $10^{\circ} 06' 04''$  and an arc length of 169.25 feet; thence East 40.0 feet to the Point of Beginning and containing 9.76 acres more or less.

RESOLUTION NO. 92-36

=====

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED "BENNETT AND COMPTON  
ADDITION". INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE  
AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government  
Reorganization Act Of 1985; and

YHEREAS. the nature of the proposed change of organization is the  
annexation to the City of Lodi of a combined area comprising 9.4  
acres more or less adjacent to the City limits located south of the  
Woodbridge Irrigation District canal, west of Lilac Street, north of  
the City limits line and east of Woodhaven Lane, and withdrawal of said  
9.4 acres from the Woodbridge Fire District and the Northern San  
Joaquin County Water Conservation District, and a small portion of the  
annexation will also be withdrawn from the Woodbridge Water District,  
located within the area to be annexed to the City of Lodi. 18601,  
18539 and 18481 North Lilac Street. Woodbridge. APN's 015-170-07, 08  
and 09, as described in Exhibit A attached hereto and incorporated  
herein by reference; and

YHEREAS, no other counties, cities, or districts are affected,  
and;

WHEREAS, the subject area proposed to be annexed to the City of  
Lodi and detached from the Woodbridge Fire District and the  
Northern San Joaquin County Water Conservation District, and a small  
portion of the annexation will also be withdrawn from the Woodbridge  
Water District, is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this  
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines  
of the City and will generate service needs substantially  
similar to that of other incorporated urban areas which  
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will  
result in improved economics of scale in government  
operations while improving coordination in the delivery of  
planning services;
- (3) The residents and taxpayers of the County of San Joaquin  
will benefit from the proposed reorganization as a result



of savings to the County by reduction of County required services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bennett and Compton Addition" which includes annexation of a combined 9.4 acres, and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District, and a small portion of the annexation will also be withdrawn from the Woodbridge Water District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: March 4, 1992

I hereby certify that Resolution No. 92-36 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 1992 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

Alice M. Reimche  
City Clerk

92-36

RES9236/TXTA.01V

**EXHIBIT A**

323 West Elm Street  
Lodi, California 95240

**SAUMBACH & PIAZZA, INC.**

Phone (209) 368-6618

**LEGAL DESCRIPTION  
BENNETT/COMPTON ANNEXATION TO LODI**

A portion of the Northwest quarter of the Southeast quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Southeast quarter being the Northwest corner of the Eilers Annexation to the City of Lodi as described in City of Lodi Resolution 81-100; thence along the North line of said Eilers Annexation North 88° 28' 22" West, 650.92 feet to the East line of Lilac Street; thence along said East line North 10° 37' 23" East, 312.32 feet; thence North 78° 46' 30" West, 269.39 feet; thence North 11° 36' 30" East, 20.0 feet; thence North 78° 46' 30" West, 15.0 feet; thence North 11° 36' 30" East, 298.58 feet; thence South 78° 44' 30" East, 220.00 feet to the West line of Lilac Street; thence along said West line North 11° 36' East, 224.20 feet; thence along the South line of the Woodbridge Irrigation right-of-way South 56° 30' West, 26.33 feet to a point of the original West line of Lilac Street; thence South 67° 30' West, 740.91 feet to the intersection of the South line of said right-of-way and the West line of said Southeast quarter; thence North 49.85 feet; thence along the South line of the Woodbridge Irrigation District right-of-way South 67° 17' West, 76.97 feet; thence along the West line of Chestnut Street, South 184.9 feet; thence along a curve to the left having a radius of 1040 feet; a central angle of 10° 06' 04" and an arc length of 183.33 feet to a point of reverse curvature; thence along a curve to the right having a radius of 960 feet, a central angle of 10° 06' 04" and an arc length of 169.23 feet; thence East 40.0 feet to the Point of Beginning and containing 9.76 acres more or less.

CITY COUNCIL

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNING  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

March 6, 1992

Bennett and Compton  
Attention: Dennis Bennett  
P.O. Box 1597  
Lodi, CA 95241-1597

Re: Bennett and Compton Addition

We are in receipt of your request that we proceed with the annexation to the City of the above referenced parcel.

In order for the City of Lodi to proceed with the annexation of this parcel, it will be necessary for you to pay the following filing fees:

City of Lodi	- \$ 150.00
LAFCD	- \$1,025.00
State Board of Equalization	- \$ 160.00
Total	- \$1,335.00

Please issue three separate checks as set forth above.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,



Alice M. Reimche  
City Clerk

AMR/jmp

cc: James 8. Schroeder, Community Development Director

ANNEX.02/TXTA.02J/ANNEX

**CITY COUNCIL**

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

**CITY OF LODI**

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P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
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THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

March 9, 1992

Mr. Gerald Scott  
Executive Officer  
Local Agency Formation Commission  
1810 East Hazelton Street  
Stockton, CA 95205

Dear Mr. Scott:

Enclosed herewith please find 4 certified copies of Resolution No. 92-36 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the proposed 'Bennett and Compton Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,025.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,

**Note:** The check will follow under separate cover.

  
Alice M. Reimche  
City Clerk

AMR/jmp

Enclosures

cc: James B. Schmeder. Community Development Director

ANNEX.05/TXTA.02J/ANNEX

RESOLUTION NO. 92-36  
=====

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED "BENNETT AND COMPTON  
ADDITION", INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE  
AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government  
Reorganization Act of 1985; and

WHEREAS, the nature of the proposed change of organization is the  
annexation to the City of Lodi of a combined area comprising 9.4  
acres more or less adjacent to the City limits located south of the  
Woodbridge Irrigation District canal, west of Lilac Street, north of  
the City limits line and east of Woodhaven Lane, and withdrawal of said  
9.4 acres from the Woodbridge fire District and the Northern San  
Joaquin County Water Conservation District, and a small portion of the  
annexation will also be withdrawn from the Woodbridge Water District,  
located within the area to be annexed to the City of Lodi, 18601,  
18539 and 18481 North Lilac Street, Woodbridge, APN's 015-170-07, 08  
and 09, as described in Exhibit A attached hereto and incorporated  
herein by reference; and

WHEREAS, no other counties, cities. or districts are affected,  
and;

WHEREAS, the subject area proposed to be annexed to the City of  
Lodi and detached from the Woodbridge Fire District and the  
Northern San Joaquin County Water Conservation District. and a small  
portion of the annexation will also be withdrawn from the Woodbridge  
Water District, is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this  
reorganization. and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines  
of the City and will generate service needs substantially  
similar to that of other incorporated urban areas which  
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will  
result in improved economics of scale in government  
operations while improving coordination in the delivery of  
planning services;
- (3) The residents and taxpayers of the County of San Joaquin  
will benefit from the proposed reorganization as a result

of savings to the County by reduction of County required services in unincorporated but urban oriented area;

- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and politically part of the same urban area of which the City of Lodi is also a part;
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- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system. other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bennett and Compton Addition" which includes annexation of a combined 9.4 acres. and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District. and a small portion of the annexation will also be withdrawn from the Woodbridge Water District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: March 4, 1992

=====

I hereby certify that Resolution No. 92-36 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 1992 by the following vote:

Ayes: Council Members - Hinchman, Pennino, Sieglock, Snider  
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

*Alice M. Reimche*  
Alice M. Reimche *ly jmt*  
City Clerk

92-36

RES9236/TXTA.02J

**EXHIBIT A**

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Lodi, California 95240

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JUSTIFICATION OF PROPOSAL  
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

led with:  
LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
c/o Gerald F. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

Phone: (209) 468-3198

Date: November 26, 1991

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

<input type="checkbox"/> incorporate a city	<input type="checkbox"/> disincorporate a city
<input type="checkbox"/> form a district	<input type="checkbox"/> dissolve a district
<input checked="" type="checkbox"/> annex territory to an agency	<input checked="" type="checkbox"/> detach territory from an agency
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To further deliberations by the Commission, we submit the following:

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Bennett & Compton	P.O. Box 1597. Lodi. CA 95241-1597	(209) 334-6385
(Name)	(Address)	(Phone)
Alice Reimche	P.O. Box 3006. Lodi, CA 95241-1910	(209) 333-6702
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006. Lodi, CA 95241-1910	(209) 333-6711
(Name)	(Address)	(Phone)

  
(Signed)

**COMPLETE ALL QUESTIONNAIRE ITEMS**

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexations by name: BENNETT & COMPTON ADDITION  
Withdrawal from the Woodbridge Fire District and The Northern San Joaquin County Water Conservation District. A small portion of the annexation will also be withdrawn from the Woodbridge Water District.
2. Statutory provisions governing proceedings: Local Government Reorganization Act 1985



4. Do proposed boundaries create an island or corridor of unincorporated territory? No.
5. Do proposed boundaries split lines of assessment or ownership? No
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12. Describe proposed zoning changes: The area will be zoned as R-GA. Residential Garden Apartments
13. Assessed value of land: \$ 364.138
14. Assessed value of improvements \$ None
15. Value of publicly owned land in area: \$ None
16. Governmental services required by this proposal which are not presently available: Lodi City sewer, water, storm drainage, and City police and fire protection. Schools - Kindergarten through 12th grade.
17. What alternative measures would provide services listed in Item 16 above? Private well and septic tank. Woodbridge Rural County Fire District and County Sheriff
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extensions of sewer, water, storm drainage and electrical lines along with extensions of streets, curbs, gutters and sidewalks.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? information is not available.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the development of any structures.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.

2. ☒ Check here if you are submitting further comments and evaluations on additional pages.

**CITY COUNCIL**

DAVID M. HINCHMAN, Mayor  
JAMES W. PINKERTON, Jr.  
Mayor Pm Tempore  
PHILLIP A. PENNINO  
JACK A. SIEGLOCK  
JOHN L. (Randy) SNIDER

**CITY OF LODI**

CITY HALL 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333 6795

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

November 27, 1991

Mr. Gerald Scott, Executive Director  
LAFCO of San Joaquin County  
1810 East Hazelton Avenue  
Stockton, CA 95205

**SUBJECT:** Bennett and Compton Addition - City Service Plan and Prime  
Agricultural Conversion Statement

**CITY SERVICE PLAN**

**Enumeration of Services**

The City of Lodi provides sanitary sewer, water, storm drainage and electric power, as well as police and fire protection to all parcels within the City limits. Natural gas is provided by P.G. & E., and Pacific Bell provides local telephone service.

**Level and Range of Service**

The City of Lodi will provide the full level and range of required urban services. There are existing sanitary sewer, water, and storm drainage lines located at the south-east of the property in Lilac St. (6' SS, 8' W, 24' SD), and to the south-west of the property in Woodhaven Ln. (6' SS, 10" W, 18' SD). There is an existing park (Henry A. Graves Jr. Park)/storm drainage basin approximately one half mile to the south that will serve the area. Electricity, natural gas and telephone service are available to the property.

**Availability of Service**

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

### Improvements Required

When the property is developed, the developer will **be** required to make any **necessary** utility **extensions**. This will include the following:

1. **Sanitary sewer** - no major extensions **required**. Internal lines **only**.
2. **Water** - no **major extensions** required. Loop **8"** internal lines through **the property**.
3. **Storm Drainage** - no major extensions required. Internal lines **only**.
4. **Streets** - full ~~street~~ improvements on Lilac St. and Woodhaven Ln., including curbs, ~~gutter~~, sidewalks and pavement widening.

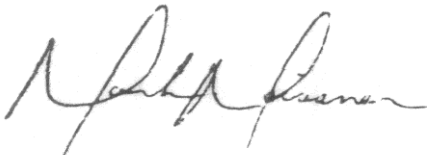
### Method of Financing

**All required service extensions** and other improvements will **be** done by the developers **at their expense**. The City may participate in some of the cost if oversized lines are required or improvements **are** made that benefit surrounding properties. The *developer* will **also** be required to **pay** Development Impact Mitigation **Fees** to **finance capital** improvements of new and existing City **services**.

### Statement on the Conversion of Prime Agricultural Land

Development of the Bennett and Compton property will result in the conversion of **9.4 acres** of prime agricultural land. Unfortunately, in Lodi **the** conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi **is prime** agricultural land; **consequently**, it is not possible to direct development toward non-prime agricultural land.

The Bennett and Compton property is a reasonable extension of the existing City limits. The property abuts **the** existing City limits **on** its **south** end. The property **fronts on** Woodhaven Lane and Lilac Street, and **can be** easily **served** by City **utilities**. The property is within the **General Plan boundaries** of the City and **the** City's utility **system** has **been** designed to serve the project **area**.



**MARK MEISSNER**  
Junior Planner



3100 3200 3300 3400 3500

323 West Elm Street  
Lodi, California 95240

**BAUMBACH & PIAZZA, INC.**

Phone (209) 368-6618

**LEGAL DESCRIPTION  
BENNETT/COMPTON ANNEXATION TO LODI**

A portion of the Northwest quarter of the Southeast quarter of Section 34, Township 4 North, Range 6 East, Mount Diablo Base and Meridian, San Joaquin County, California and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of said Southeast quarter being the Northwest corner of the Eilers Annexation to the City of Lodi as described in City of Lodi Resolution 81-100; thence along the North line of said Eilers Annexation North 88° 28' 22" West, 650.92 feet to the East line of Lilac Street; thence along said East line North 10° 37' 23" East, 312.32 feet; thence North 78° 46' 30" West, 269.35 feet; thence North 11° 36' 30" East, 20.0 feet; thence North 78° 46' 30" West, 15.0 feet; thence North 11° 36' 30" East, 298.58 feet; thence South 78° 44' 30" East, 220.00 feet to the West line of Lilac Street; thence along said West line North 11° 36' East, 224.20 feet; thence along the South line of the Woodbridge Irrigation right-of-way South 56° 30' West, 28.33 feet to a point of the original West line of Lilac Street; thence South 67° 30' West, 740.91 feet to the intersection of the South line of said right-of-way and the West line of said Southeast quarter; thence North 49.85 feet; thence along the South line of the Woodbridge Irrigation District right-of-way South 67° 17' West, 76.97 feet; thence along the West line of Chestnut Street, South 184.91 feet; thence along a curve to the left having a radius of 1040 feet; a central angle of 10° 06' 04" and an arc length of 183.35 feet to a point of reverse curvature; thence along a curve to the right having a radius of 960 feet, a central angle of 10° 06' 04" and an arc length of 169.25 feet; thence East 40.0 feet to the Point of Beginning and containing 9.76 acres more or less.

**BENNETT/COMPTON ADDITION  
REORGANIZATION  
10.0 ± ACRES**

**BENNETT/COMPTON  
ADDITION  
REORGANIZATION**

R=1040' L=246' ±

R=960' L=169' ±

WOODBIDGE



SCALE 1"=400'

WOOD'S  
SCHOOL

Lodi City  
Limits

P.O.B.  
Lodi City Limits

CITY

OF

EILERS LANE

WOODLAKE CT

WOODLAKE

CIRCLE

WOODHAVEN

TURNER

ROAD

IRRIGATION

DISTRICT

CAROLINA STREET

STREET

ACADEMY

STREET

CLAY

CAROLINA

CRESTHURST

ADAMS

STREET

STREET

STREET

STREET

ORANGE

STREET

STREET

ADAMS

STREET

LASALLE

DRIVE

SPYGLASS RIVER

# Notice of Determination

Appendix H

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: (Public Agency)

City of Lodi

P.O. Box 3005

(Address)

Lodi, CA 95241-1910

X

County Clerk

County of San Joaquin



## Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

BENNETT & COMPTON ADDITION

Project Title

David Morimoto

(209) 333-6711

State Clearinghouse Number

Lead Agency

Area Code/Telephone/Extension

(F)

Contact Person

18601 Lilac St., Woodbridge, San Joaquin County

Project Location (include county)

## Project Description:

Annexation of approximately 10 acres of land to the City of Lodi and a rezoning to R-GA. Residential. Garden Apartment

This is to advise that the City of Lodi has approved the above described project on

☒ Lead Agency

☐ Responsible Agency

and has made the following determinations regarding the above described project:

(Date)

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Sr. Planner

Signature (Public Agency)

Date

Title

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a 'Preliminary Environmental Assessment' and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date Sept. 30, 1991 Project Title: BENNETT/COMPTON ADDITION & PREZONING

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Bennett & Compton

Address :

P.O. Box 1597

City:

Lodi

County:

San Joaquin

Area Code:  
(209)

Phone;  
334-6385

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annexation to the City of Lodi and prezoning of approximately 10 acres of existing vineyard. The land will be used for medium density residential purposes as designated in the Lodi General Plan. The properties to be annexed are located in Woodbridge at 18601 North Lilac Street just outside the northwest corner of Lodi City Limits.

Project Location City  
LODI

Project Location County  
SAN JOAQUIN COUNTY

Last Date to Appeal:

Oct. 14, 1991

Address Where Preliminary Environment  
Assessment is Available:

LODI CITY PLANNING DEPT.  
221 W. Pine St., Lodi, CA 95240  
Phone: (209) 334-5634



City of Lodi  
COMMUNITY DEVELOPMENT  
DEPARTMENT

ENVIRONMENTAL  
ASSESSMENT  
INITIAL STUDY

1. PROJECT TITLE BENNETT & COMPTON ADDITION AND PREZONING
2. LOCATION 18601 North Lilac, Woodbridge, CA 95258 (APN's 015-170-07, 08 & 09)
3. PROJECT DESCRIPTION Annex to the City of Lodi three parcels of land totaling 10 $\frac{1}{2}$  acres, and prezone the properties to R-MD, Residential- Medium Density. (See attached)

4. General Plan Designation (A) Existing (city). (B) Proposed (A) MDR, Medium Density Residential; (B) No change.

5. Site description and surrounding 1 close. The site consists of 10 $\frac{1}{2}$  acres of vineyard. The site abuts the Woodbridge Irrigation District canal to the North, an apartment complex to the South; Woodhaven Lane to the West, and

6. Woodbridge School to the East (on Lilac St. - see map)  
Zoning (A) Existing, (B) Proposed (A) GA-1. General Agriculture San Joaquin County; (B) R-MD, Residential, Medium Density.

Will the Project Have a Significant Effect  
Through Any of the Following Impacts?

Yes No Maybe

7. a. Substantial alteration of natural topography, morphology or subsoil features.

X

- b. Substantially degrade surface or groundwater quality.

X

- c. Substantially deplete surface or groundwater resources

X

- d. Substantially interfere with groundwater flow or recharge

X

- e. Cause a significant effect related to flood, erosion or siltation

X

- f. Substantial interference with the habitat of any species of fish, wildlife or plant

X

- g. Violate ambient air quality standards or create substantial air emissions or objectionable odors.

X

- h. Substantially increase ambient noise or glare level for adjoining areas...

X

- i. Substantial reduction of existing cropland

X

- j. Expose individuals or property to geologic, public health, traffic, flood, seismic or other hazards

X



Yes No Maybe

k. Have a substantial, demonstrable, negative aesthetic effect.....

— X —

l. Result in the disruption or alteration of an archeological, historical or paleontological site...

— X —

m. Cause or allow substantial Increase in consumption in any natural resources..

— X —

n. Results in the use or waste of substantial amounts of fuel or energy.....

— X —

o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads .....

— — X

p. Substantially increase demand for or utilization of public services such as schools or fire or police protection .....

X — —

q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.; .....

X — —

r. Induce substantial growth, concentration or displacement of population.....

— X —

s. Result in an alteration or conflict with existing or planned land uses.....

— X —

t. Conflict with adopted plans, goals or policies of the City of Lodi.....

— X —

Adverse impacts of project and their magnitude: See attached

Mitigation Measures to Reduce Adverse Impacts Identified by Initial Study:

See attached

# RECOMMENDATION

X Negative Declaration

— EIR

— Conditional Negative Declaration

JAMES B. SCHROEDER  
Environmental Review Officer

By [Signature] Date 9-30-91

BENNETT AND COMPTON ADDITION AND PREZONING  
Environmental Assessment - Initial Study

Project Description

APNs 015-170-07, 08, and 09. At the request of the property owners the City of Lodi is proposing to annex three contiguous parcels of land totaling approximately 10 acres. The City will also be rezoning the three parcels as R-MD, Residential Medium Density. This zoning designation provides for medium density multi-family residential uses and is consistent with the City's adopted General Plan and its existing land use designations.

Site Description and Surrounding Land Use

The three properties are located at the northwest corner of the City, bordered by Woodhaven Lane to the west and Milac Street to the east. Each parcel of the area to be annexed is currently planted in vineyards with no other land uses. The surrounding land uses are Woodbridge Irrigation District Canal and single family residences to the north and west, an apartment complex to the south, and single family residences and Wood's School to the east. (see Map)

Adverse Impacts of the Project

Annexation and subsequent development of the three properties may necessitate major improvements to water, sewer, storm drain, electrical lines and public roads. The annexation would change transportation patterns related to existing traffic loads and street capacity. The future development of apartments in the area to be annexed would also increase the demand for or utilization of public services such as schools.

Mitigation Measures to Reduce Adverse Impacts

7-o In order to mitigate the financial impacts of the provision and installation of public utilities necessary for new development of this annexation and future annexations all on-site improvements such as streets, curbs, gutters, sidewalks, sewer lines, water lines, storm drainage lines and electrical lines are currently, and will continue to be, provided by the subdivider/developer prior to construction.

In addition to the developer's provision of all on site services, the developer will also be required to pay development impact mitigation fees for capital improvements of existing and proposed water, sewer, storm drainage, police, fire, parks and recreation, and general city facilities. At present all major utilities have sufficient capacity to serve the project area with all required services.

7-p Residential projects of this size will produce a significant amount of additional school-age children. These students would attend the LUSD which is currently impacted due to overcrowding. In order to mitigate the problem of school overcrowding the applicant will be required to pay any school impact fees that may be in effect at the time of approval. Payment of the fees will reduce this impact to a less than significant level. Additional public services such as police and fire will also be needed to meet the increased demand. Police and fire will benefit

from the development impact mitigation fees mentioned in the previous paragraph.

- 7 q In order to mitigate the Impacts from traffic related problems resulting from new development of this annexation and future annexations, the City of Lodi has adopted a general plan policy and implementation program in its Circulation Element.

Policy: "The City shall review new developments for consistency' with the GP Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees and/or charges. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program. In addition to paying their fair share of the traffic impact fee and/or charges."

The traffic impact fee will be used to finance future improvements, such as traffic signals and street widening projects for older intersections and streets congested by new development.